

PLANNING & ZONING COMMISSION  
EVANSDALE CITY HALL  
MARCH 26, 2019

The Planning & Zoning Commission met on March 26, 2019. Chairman Sandy Clements called the meeting to order at 7:00 p.m. Members present in order of roll call: Sandy Francis, Scott Strader, Denny Wilson and Sandy Clements. Absent: John Peverill and Loraine Atkins. Quorum present.

Strader/Wilson to approve the March 26, 2019 agenda. Ayes – Four. Motion carried.

Wilson/Strader to approve the November 27, 2018 Regular Meeting minutes and January 08, 2019 Special Meeting minutes. Ayes – Four. Motion carried.

Resolution 02-2019 approving the Preliminary Plat for the Mark's First Addition: property owner Kurtis Marks and engineer Kyle Helland were present to explain the proposed plat for five lots to be developed on the south side of Lafayette Road, between 4412 Lafayette Road and 4560 Lafayette Road. The property is currently in a U-1 District, and discussion centered around the difference between lot sizes as proposed and lot size requirements for a U-1 District. Rezoning the area to an R-1 or R-2 District were also discussed. Another property to the west may be developed in the near future as a Planned Development. Mayor Doug Faas was present and explained the elements of rezoning and the importance of avoiding spot zoning. A motion by Clements, to approve the Preliminary Plat subject to having the area rezoned R-1 or R-2, failed for lack of a second. No other motion was offered. Consensus of the Commission was that the proposed plan was very good, but the zoning question needed to be addressed. The Mayor suggested a meeting later this week between both property owners, Mr. Helland, and himself, to discuss plans and zoning. A meeting on 03/29/19 was tentatively scheduled. The Commission indicated that they would be available for a special meeting earlier in the month of April, if that would speed things up.

Discussion: an attendance count of four members for an upcoming workshop was received. Mr. Wilson asked the Mayor if gravel could be put down at the mouth of the creek (where it meets the Cedar River). He explained that the Department of Natural Resources would have requirements to satisfy because of the river.

Wilson/Strader to adjourn. Ayes – Four. Motion carried. The meeting adjourned at 7:31 p.m.

  
\_\_\_\_\_  
Sandra E. Clements, Secretary